

## **EXHIBIT A**

Sears Robuck and Company  
 db/a Sears - Lease ID sears21  
 Filing Date -10/15/18 mana2100  
 JPMG Manassas Mall Owner LLC

Check #	Date Posted	Amount
000180331	11/6/2018	8,160.41
000181320	12/10/2018	8,160.41
000182331	1/8/2019	8,160.41

Pre-Petition Amount Due	Post-Petition Amount Due
September & Prio	October 15-31
October 1-14	November
Total	December
CAM-Maint Agree	\$0.00
CAM	\$0.00
Marketing Fund	0.00
Total	0.00
Payments	\$0.00
Balance	\$0.00
Accum Balance	\$0.00
	Plus Estimated 2019 Real Property Taxes
	\$73,360.44
	Plus Estimated 2019 Storm Water Management
	\$ 7,894.04
	Plus Estimated 2019 Solid Waste Management Fees
	\$17,038.00
	(see attached Tax Year 2018 Statement)
	Total Post-Petition:
	\$98,292.48



## Real Estate Tax Statement

Prince William County, Tax Administration Division  
PO Box 2467, Woodbridge VA 22195-2467  
Phone: 703-792-6710 Email: TaxpayerServices@pwgov.org

Statement As of January 25, 2019

Parcel # 021117  
Account # 10547646

Owner- GREEN GAYLE J & LESLEY F GRIFFITH ET AL T-C

Location- 8200 SUDLEY RD MANASSAS VA

GPIN- 7696-66-3688

Legal Desc- NONE

GREEN GAYLE J & LESLEY F GRIFFITH ET AL T-C  
C/O GAYLE J GREEN  
13985 DANCING TWIG DR  
GAINESVILLE VA 20155

### Tax Year 2018

Assessment Land- \$ 3,465,000 Building- \$ 2,610,400 Total- \$ 6,075,400

Bill Type	Due Date	Tax Amount	Fee Amount	Penalty	Interest	Payments and Credits	Amount Due
R	7/16/2018	\$36,680.22	\$12,466.02	\$0.00	\$0.00	\$49,146.24	\$0.00
R	12/5/2018	\$36,680.22	\$12,466.02	\$0.00	\$0.00	\$49,146.24	\$0.00
		\$73,360.44	\$24,932.04		\$0.00	\$98,292.48	\$0.00

Type 'R' = Regular Bill 'S' = Supplemental Bill

### DETAIL OF FEES

#### Tax Year 2018

7/16/2018	\$3,947.02	Storm Water Mgmt
7/16/2018	\$8,519.00	Solid Waste Mgmt
12/5/2018	\$3,947.02	Storm Water Mgmt
12/5/2018	\$8,519.00	Solid Waste Mgmt

Mail Payments to PRINCE WILLIAM COUNTY, PO BOX 2467, WOODBRIDGE VA 22195 or pay online at [tax.pwgov.org](http://tax.pwgov.org)

Please reference Acct Num 10547646 on your payment

Sears Robuck and Company  
d/b/a Sears - Lease ID sears16  
Filing Date -10/15/18  
Poughkeepsie Galleria LLC

Pre-Petition Amount Due			
		September & Prior	October 1-44
CAE		Total	Total
Minimum Rent	(\$313.91)	\$0.00	\$-313.91
Annual School Taxes (7/18-10/14/18)	(224.80)	0.00	-\$224.80
Annual School Taxes (10/15/18-6/30/19)	11,919.47	0.00	\$11,919.47
Annual Town & County Taxes	0.00	0.00	\$0.00
Water (5/31/17-5/31/18)	179.20	0.00	\$179.20
		\$11,559.96	\$11,559.96
Payments			
Balance			
Accum Balance			
Total			
**	Annual School Taxes \$41,043.46		
***	Annual Town & County Taxes \$31,444.19		
	Post Petition Tax Amount may be adjusted upon refile		
Check #		Date Posted	Amount
000180506		11/6/2018	9,059.00
000181490		12/10/2018	9,059.00
140050140		12/18/2018	8,770.93
000182495		1/8/2019	9,059.00

Post-Petition Amount Due					
October 15-31	Taxes	November	December	January 2019	Total
\$0.00	\$0.00	\$9,059.00	\$9,059.00	\$9,059.00	\$27,177.00
0.00	0.00	0.00	0.00	0.00	\$0.00
0.00	0.00	0.00	0.00	0.00	\$0.00
0.00	29,123.99	**	0.00	0.00	\$29,123.99
0.00	31,444.19	**	0.00	0.00	\$31,444.19
0.00	0.00	0.00	0.00	0.00	
\$0.00	\$60,568.18	9,059.00	9,059.00	9,059.00	\$87,745.18
\$0.00	\$0.00	(\$39,059.00)	(\$17,829.93)	(\$9,059.00)	(\$35,947.93)
\$0.00	\$60,568.18	\$0.00	(\$8,770.93)	\$0.00	\$51,797.25
\$0.00	\$60,568.18	\$60,568.18	\$51,797.25	\$51,797.25	
Plus unpaid 2019 Town/County Taxes (see attached tax bill)					
TOTAL POST-PETITION					
date					
\$121,743.63					
\$173,540.88					

1/24/2019

Print Bill

Collection: Town &amp; County 2019

Fiscal Year Start: 1/1/2019

Fiscal Year End: 12/31/2019

Warrant Date: 12/17/2018

Total Tax Due (minus penalties &amp; interest)

\$121,743.63

\$121,743.63

Pay Full

\$40,581.21

Pay 1st Installment

Tax Bill #	SWIS	Tax Map #	Status
009252	134689	6159-03-219298-0000	Unpaid
Address	Municipality	School	
2001 South Rd	Town of Poughkeepsie	WAPPINGERS	

Owners	Property Information		Assessment Information	
Poughkeepsie Galleria LLC	Roll Section:	1	Full Market Value:	7000000.00
Sears, Roebuck and Company ATTN: D/768TAX 3333 Beverly Rd Hoffman Estates, IL 60179	Property Class:	Reg shop ctr	Total Assessed Value:	7000000.00
	Lot Size:	7.51	Uniform %:	100.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
*# NON-HOMESTEAD PARCEL*#		0.0000	0,000	0.00000000	\$0.00
County Tax	106254848	0.0000	7000000.000	3.44736600	\$24,131.56
Town Outside Tax	24130679	5.8000	7000000.000	9.97638500	\$69,834.70
Townwide Drain Imp		0.0000	32800.000 Units	0.00334000	\$109.55
Consolidated Light	403298	-0.3000	7000000.000	0.32877300	\$2,301.41
Tri-muni 1st Ward		0.0000	53700.000 Units	0.00813000	\$436.58
Pok Lib District	2056191	3.1000	7000000.000	1.67622800	\$11,733.60
New Hamburg Ambulance		0.0000	41000.000	0.01087500	\$445.88
New Hamburg Fire	912976	2.3000	7000000.000	1.57893200	\$11,052.52
Town Wide Wat Imp		0.0000	56500.000 Units	0.03005000	\$1,697.83

Total Taxes: \$121,743.63

## FULL PAYMENT OPTION

From:	To:	Tax Amount	Penalty	Notice Fee	Total Due
Jan 01	Feb 28, 2019	\$121,743.63	\$0.00	\$0.00	\$121,743.63
Mar 01	May 31, 2019	\$121,743.63	\$2,434.87	\$0.00	\$124,178.50
Jun 01	Aug 31, 2019	\$121,743.63	\$4,869.75	\$0.00	\$126,613.38

## INSTALLMENT PAYMENT OPTION

From:	To:	Tax Amount	Penalty	Notice Fee	Total Due
Installment 1	Jan 01	Feb 28, 2019	\$40,581.21	\$0.00	\$40,581.21
	Mar 01	May 31, 2019	\$40,581.21	\$811.63	\$41,392.84
	Jun 01	Aug 31, 2019	\$40,581.21	\$1,623.25	\$42,204.46
Installment 2	Jun 01	Feb 28, 2019	\$40,581.21	\$0.00	\$40,581.21

1/24/2019

Print Bill

	Mar 01	May 31, 2019	\$40,581.21	\$811.62	\$0.00	\$41,392.83
	Jun 01	Aug 31, 2019	\$40,581.21	\$1,623.25	\$0.00	\$42,204.46
Installment 3	Jan 01	Feb 28, 2019	\$40,581.21	\$0.00	\$0.00	\$40,581.21
	Mar 01	May 31, 2019	\$40,581.21	\$811.62	\$0.00	\$41,392.83
	Jun 01	Aug 31, 2019	\$40,581.21	\$1,623.25	\$0.00	\$42,204.46

Estimated State Aid - Type	Amount
County	81777498.00
Town	802000.00

**Mail Payments To:**

Karen Schubert  
Receiver of Taxes  
1 Overocker Rd Poughkeepsie, NY 12603